

## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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- **GROUND LEVEL PURPOSE BUILT FLAT** • **2 BEDROOMS** • **SECURITY ENTRY SYSTEM** • **ALLOCATED PARKING** • **OUTSKIRTS OF TOWN CENTRE**

A purpose built ground level flat, being one of ten in a block that is well located towards the outskirts of the Town Centre but within close proximity of a local convenience store. Also nearby is the popular cliff path walk and the sandy beaches off the Esplanade are about half of a mile distant.

Benefits to the property include electric heating, sealed unit double glazed windows, a security entry system and an allocated car parking space. Additionally there are some lovely background countryside views from the lounge and the main bedroom. It comprises:

#### **GROUND LEVEL**

#### **COMMUNAL ENTRANCE**

#### **FLAT 4**

#### **ENTRANCE HALL**

#### **OPEN PLAN LOUNGE/KITCHEN**

**LOUNGE 18'5 into bay x 11'10 (5.61m into bay x 3.61m)**

with super background countryside views.

**KITCHEN AREA 11'10 x 5'10 (3.61m x 1.78m)**

**BEDROOM 1 13'2 max x 9'11 max (4.01m max x 3.02m max )**

with background countryside views.

**BEDROOM 2 9'11 x 8'9 exc of recess (3.02m x 2.67m exc of recess)**

with built in wardrobe and built in cupboard housing fortic tank.

#### **BATHROOM**

Champagne suite comprising panel bath, pedestal wash basin, low level WC.

#### **OUTSIDE**

There are communal gardens to the rear and an allocated parking space for one car.

#### **SERVICES**

Mains electricity, water and drainage.

#### **TENURE**

The property is held on the balance of a 999 year lease from March 1990 and the current service charge is £1256 pa. This figure includes building insurance premium and managing agent fees. We further understand the the Freehold of the block is owned by the residents management company of which each flat owner is an equal shareholder.

#### **COUNCIL TAX**

Band B





